

Spacious village house with annex, barn & garden - 4 beds + rental potential in Mouilleron-Saint-Germain



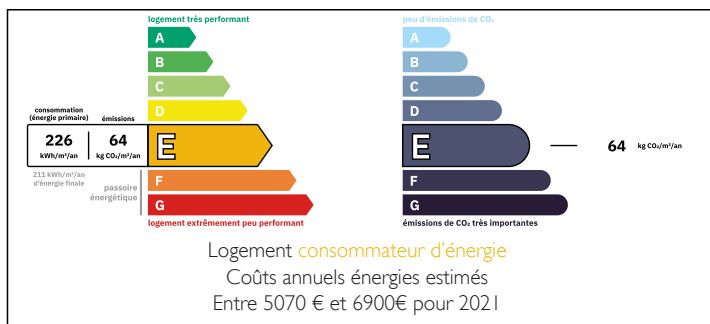
INFORMATION

Town:	Mouilleron-Saint-Germain
Department:	Vendée
Bed:	5
Bath:	3
Floor:	228 m2
Plot Size:	2043 m2

IN BRIEF

Located in the heart of Mouilleron-Saint-Germain, this substantial village property offers a generous main residence with four bedrooms, extensive outbuildings, a large barn and a self-contained annex. With private gardens and terrace, it is ideal as a large family home, multi-generational living or a property with excellent rental potential.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Situated in Mouilleron-Saint-Germain, this spacious property combines a substantial main house, independent annex and a range of large outbuildings, offering exceptional versatility.

The main house features a welcoming entrance hall (15m²), leading to a lounge (32m²) with fireplace and parquet flooring, a dining room (22m²), and a fitted kitchen (16m²) with adjoining dining area (10m²). A utility room (6m²), shower room (4m²) and separate WC (2m²) complete the ground floor.

Upstairs, a landing (12m²) leads to four well-proportioned bedrooms (13m², 12m², 14m², 12m²) and a family bathroom (8m²), plus separate WC (2m²). A further staircase accesses a large attic space with potential for conversion (subject to permissions), currently with restricted beam height.

The property benefits from extensive outbuildings including storerooms (10m², 12m²), workshop (21m²), boiler room (12m²), woodstore (18m²) and a substantial 200m² barn divided into storage, workshop and garage areas.

A self-contained annex (48m²) offers independent living with open-plan kitchen/living area (20m²), bedroom (20m²), shower room (6m²) with WC and private access - ideal for guests, rental income or multi-generational living.

Externally, the property enjoys a private terrace and mature garden, providing a peaceful outdoor setting in the centre of the village.

Distances

Local amenities: approx. 0.2 km

Larger shopping in La Châtaigneraie: 9 km

Atlantic beaches at La Tranche-sur-Mer: 68 km

La Rochelle – Île de Ré Airport: 71 km

Nantes Atlantique Airport: 88 km

All measurements are approximate

NOTES